

BOUNDARY WAY • MAYLANDS INDUSTRIAL ESTATE • HEMEL HEMPSTEAD • HP2 7RH



BOUNDARY IS INDICATIVE ONLY

Rarely available open storage site in Hemel Hempstead

4.6 acres (1.86 ha.)

TO LET

← M6
The North

M1

M25 J21
London →

J8

Green Lane

Boundary Way

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M1 Junction 8 - 1.5 miles

M25 Junction 21 - 5 miles

Key Features



Rare available open storage site in Hemel Hempstead



4.6 acres (1.86 ha.)



On site office and welfare facilities



Easy access to M1(J8) and M25(J21)



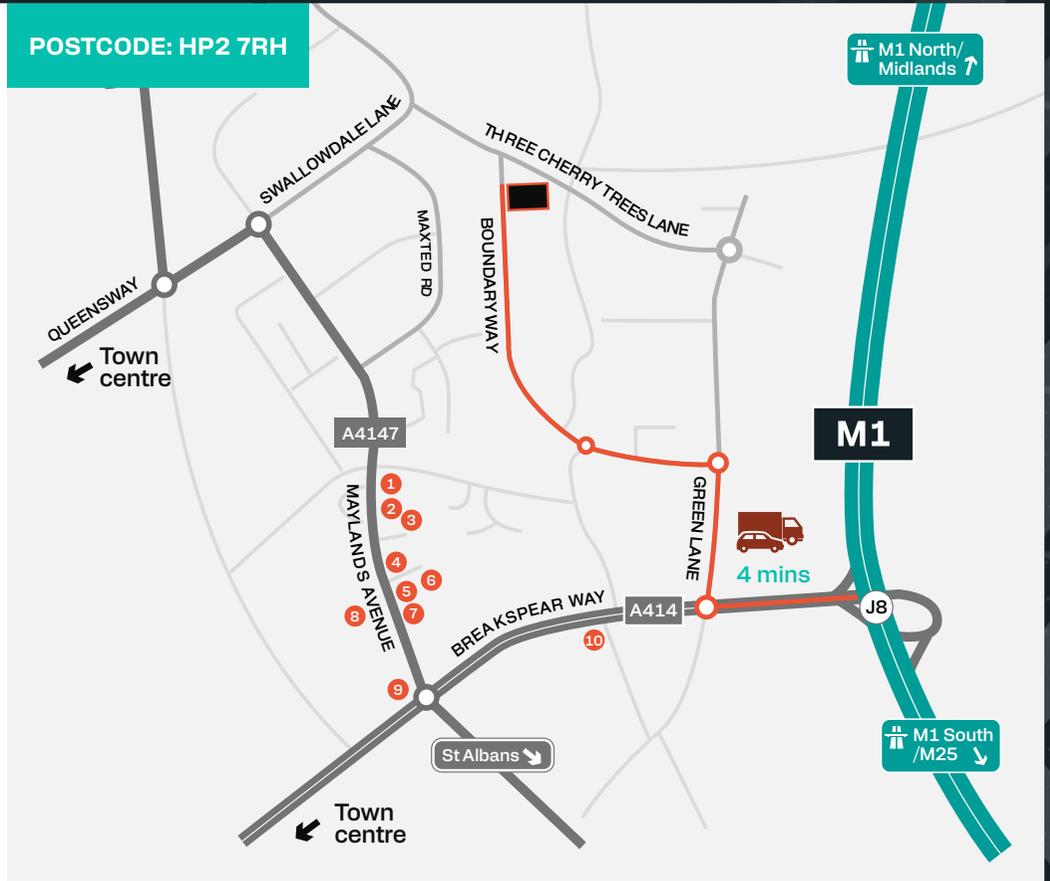
Secure, surfaced and serviced



Short-term flexible leases available

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LOCATION

The site is located on Boundary Way, within the established Maylands Industrial Estate. The M1 (J8) is just over 1 mile away and the M25(J21) is within 5 miles. The site is within walking distance to Maylands Avenue providing amenities such as Tesco Express, Starbucks and Greggs.

Hemel Hempstead is situated approximately 25 miles north west of London and benefits from a mainline station, approximately 3 miles away, providing regular direct services in to London Euston in approximately 25 mins.

TRAVEL TIMES

M1 Junction 8	3 mins
Hemel Hempstead Town Centre	6 mins
M25 Junction 21a	8 mins
Watford	20 mins
Milton Keynes	40 mins
Central London	69 mins

Source: Google Maps

KEY

- | | |
|------------------|--------------------|
| 1. Starbucks | 6. Nuffield Health |
| 2. Tesco Express | 7. Costa |
| 3. Greggs | 8. KFC |
| 4. Aldi | 9. Travelodge |
| 5. McDonald's | 10. Holiday Inn |

Rarely available open storage site of 4.63 acres within Hemel Hempstead

The site is surfaced
and secure

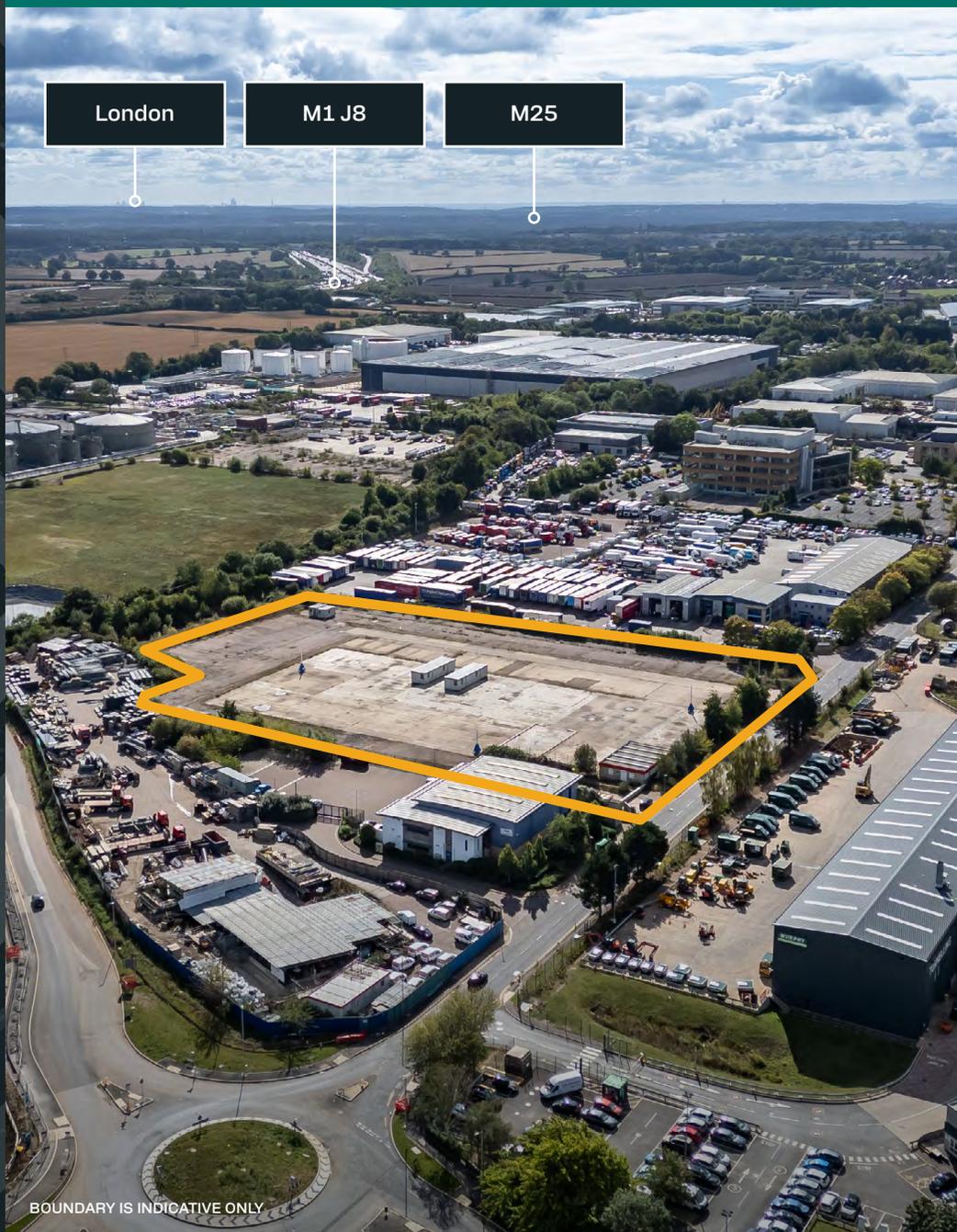
Offices and
Welfare facilities

Dual Access off
Boundary Way

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TO LET

BOUNDARY WAY - MAYLANDS INDUSTRIAL ESTATE - HEMEL HEMPSTEAD - HP2 7RH



London

M1 J8

M25

PHOTO GALLERY

[CLICK HERE](#) to view.

TENURE

Initially available on a short term flexible lease. A longer term lease is available on part, please enquire.

RENT

On application.

BUSINESS RATES

The site has a Rateable Value of £227,000 in the 2023 valuation list.

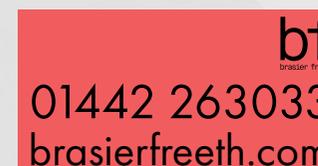
VIEWINGS

To arrange a viewing and for further information please contact the joint sole agents.



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